

+/- 1.99 Acres - Highway 53

3688 HIGHWAY 53 E, DAWSONVILLE, GA 30534

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Norton Commercial & Acreage Group is pleased to present a ± 1.99 -acre commercial land opportunity along Highway 53 in Dawsonville—one of North Georgia’s fastest-growing corridors. Positioned just west of the Etowah River crossing and minutes from GA-400, the property offers excellent accessibility and strong visibility along a primary east-west thoroughfare connecting Dawsonville to surrounding retail and residential growth. The site features approximately 177 feet of road frontage on a paved state route, with utilities available, making it well-suited for near-term development.

Zoned for Highway Business / commercial use, the property supports a wide range of potential applications including retail, office, or medical development. The ± 1.99 -acre tract offers a gently rolling, partially wooded topography, providing both usability and flexibility in site planning. Located near established medical users and benefiting from steady traffic patterns along Highway 53, this site presents a compelling opportunity for investors, developers, or owner-users seeking to capitalize on the continued expansion of the Dawsonville market.

LOCATION DESCRIPTION

3688 Highway 53 is ideally located in Dawsonville along a major east-west corridor with convenient access to Georgia State Route 400. The property is approximately 3 miles from Downtown Dawsonville, 15 miles from Cumming, and 55 miles north of Atlanta, positioning it within easy reach of both local and regional demand drivers.

Surrounded by continued residential and commercial growth, the site also benefits from proximity to major destinations such as North Georgia Premium Outlets and Lake Lanier, making it well-situated within one of North Georgia’s most active and expanding corridors.

OFFERING SUMMARY

Sale Price:	\$249,000
Lot Size:	1.99 Acres
Utilities:	Public Water
Road Frontage:	+/- 180 FT

Gina Johnson
404-556-4193
gjohnson@nortoncommercial.com

CJ Harman
706-594-2456
cjharman@nortoncommercial.com



+/- 1.99 Acres - Highway 53

3688 HIGHWAY 53 E, DAWSONVILLE, GA 30534

AERIAL PHOTOS



Gina Johnson
404-556-4193
gjohnson@nortoncommercial.com

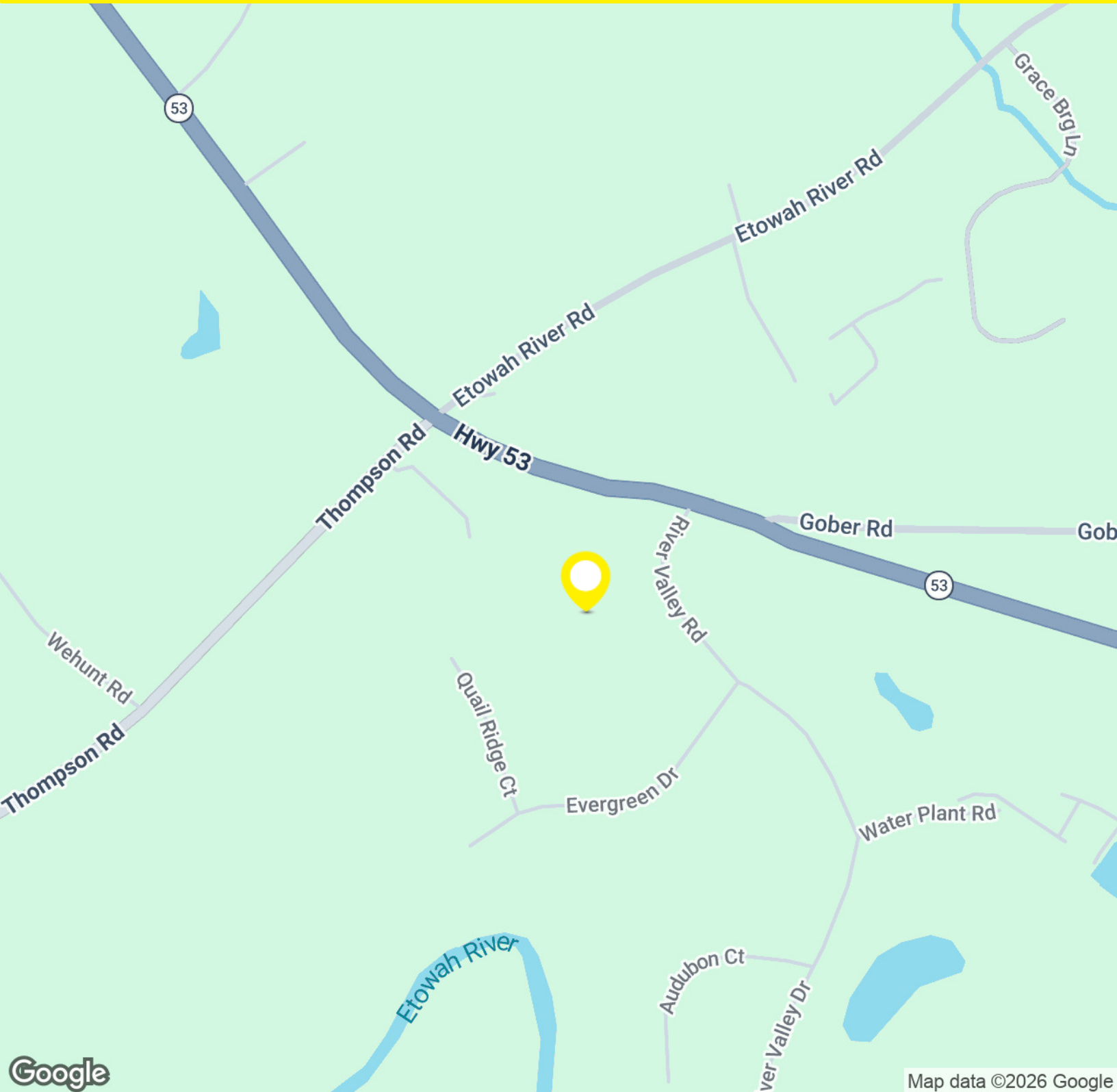
CJ Harman
706-594-2456
cjharman@nortoncommercial.com



+/- 1.99 Acres - Highway 53

3688 HIGHWAY 53 E, DAWSONVILLE, GA 30534

MAP



Gina Johnson
404-556-4193
gjohnson@nortoncommercial.com

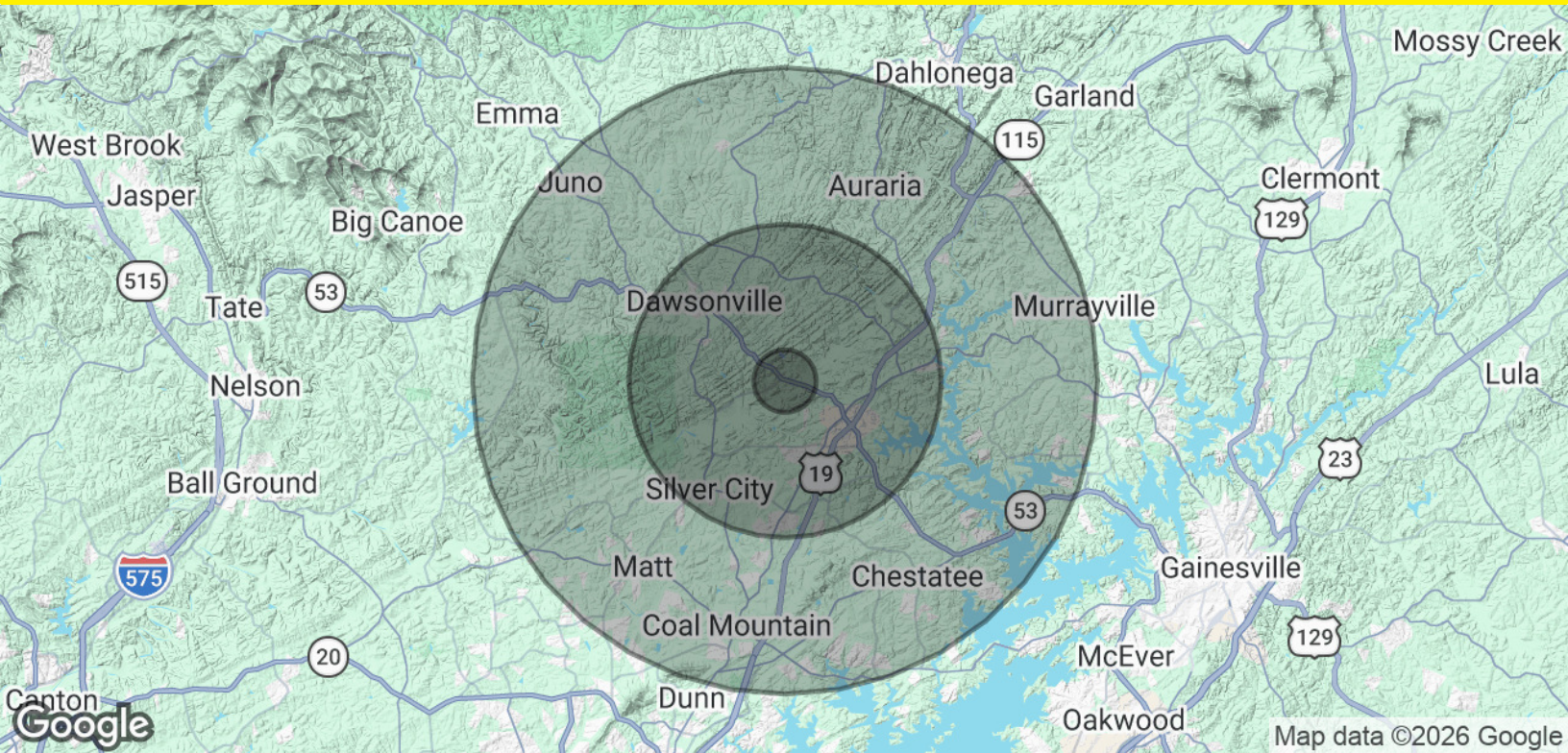
CJ Harman
706-594-2456
cjharman@nortoncommercial.com



+/- 1.99 Acres - Highway 53

3688 HIGHWAY 53 E, DAWSONVILLE, GA 30534

DEMOGRAPHICS



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	632	19,172	92,715
Average Age	40.8	41.6	38.8
Average Age (Male)	42.2	42.4	37.8
Average Age (Female)	39.6	41.7	40.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	265	8,191	35,527
# of Persons per HH	2.4	2.3	2.6
Average HH Income	\$82,751	\$87,974	\$93,441
Average House Value	\$258,652	\$280,227	\$284,664

2020 American Community Survey (ACS)

Gina Johnson
404-556-4193
gjohnson@nortoncommercial.com

CJ Harman
706-594-2456
cjharman@nortoncommercial.com

